

Sec. 146-90. - ML - Light Manufacturing district.

- (a) *Purpose.* The "ML" - Light Manufacturing zone is designed to provide for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free. The zone specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area. Zoning or rezoning to this classification will not generally be permitted after July 1, 2014.
- (b) *Permitted uses.* The following uses are permitted in the "ML" - Light Manufacturing zone:
- ~~(1) Any use allowed in the "BG" - General Business zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than 20,000 square feet of lot area;~~
 - (12) Agriculture, including the raising of field crops, horticulture and animal husbandry; and
 - (23) Other uses indicated as being permitted in the "ML" - Light Manufacturing zone in the Schedule of Uses.
- (c) *Specifically excluded uses.* The following uses are hereby declared incompatible with the purpose of the "ML" - Light Manufacturing zone and are hereby expressly excluded:
- ~~(1) Dwellings, except caretakers' and watchmen's quarters as set forth herein;~~
 - (21) Public, parochial and private schools and colleges, except trade schools;
 - (32) Hospitals, clinics, rest homes and other institutions for the housing or care of human beings;
 - (43) Motels, hotels and mobile home parks; and
 - (54) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.
- (d) *Permitted accessory use.* The following accessory uses are permitted in the "ML" - Light Manufacturing zone:
- (1) Any accessory use normally appurtenant to a permitted use shall be allowed; and
 - (2) Recreational uses that are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.

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(e) *Space limits.* The following space limits shall apply to the "ML" - Light Manufacturing zone:

- (1) Minimum lot area for business or industry: 10,000 square feet.
- (2) Maximum building height: No restriction except as limited by floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
- (3) Maximum lot coverage: 75 percent.
- (4) Maximum floor area ratio: one to one.
- (5) All other space limits identified as being applicable to the "ML" - Light Manufacturing zone in Appendix F of the Zoning Ordinance.